

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	440 Center Rd.	Date:	June 23, 2015
Perm. Parcel No:	811-25-067	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Barbara Miller	Maximum Occupancy:	6 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

GENERAL GARAGE ITEMS:

1. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor, where the uneven crack is located.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 3-4 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
2. Level 1 square of rear at driveway service sidewalk.
3. Replace 4 squares of front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with T & P relief valve with 3/4" copper or galvanized discharge piping terminating 2" – 6" from floor.
2. Hot water tanks must be equipped with a listed 1/4-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
3. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
4. Remove shower in basement located within 3' of electric panel.
5. Replace kitchen sink drain that has been patched – permit required.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
440 Center Rd.
Barbara Miller
June 23, 2015

GENERAL HVAC ITEMS:

1. Replace the obsolete gas valve by the furnace and hot water tank (two globe gas valves to dryer and one to stove) with the correct ¼-turn gas shut-off valve.
2. Install a dirt leg sediment trap on the gas line to the hot water tank. Remove regulator to hot water tank.
3. Insure that the flue piping from the furnace, cap from incinerator, and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.

KITCHEN ITEMS:

1. Install new flexible gas connectors behind the stove.

BATH ITEMS:

1. Properly install the lavatory drain assembly.
2. Caulk base of toilet leaving 1/2" in rear without caulk.
3. Caulk backslash of sink, tub faucet and spout.

INTERIOR ITEMS:

1. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
2. Install a new smoke detector in the sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)